

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
MONTEREY COUNTY HOUSING
DEVELOPMENT CORPORATION
HELD APRIL 30, 2009**

Directors met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Chair Alan Styles at 6:02p.m. Present: Chair Alan Styles, Vice Chair Elizabeth Williams, and Directors Josh Stewart, and Merri Bilek. Absent: Director York Gin & John Dalessio. Also Present: Starla Warren, President & CEO of HDC; Jim Nakashima, Vice President; Anthony Caldwell, Secretary/Treasurer; Jean Goebel, Director of Asset Management and Compliance; Carolina Sahagun, Community Development Planner; Marilyn Rose, Development Analyst, and Recorder: Kimmy Nguyen.

COMMENTS FROM THE PUBLIC: None

NEW BUSINESS

A. Accept Minutes from meeting held on Monday, February 23, 2009

Upon motion by Director Williams, seconded by Director Stewart, the Board accepted the minutes of the February 23, 2009 Regular Board meeting. Motion carried with the following vote:

AYES: Styles, Williams, Stewart, Bilek
NOES: None
ABSENT: Gin, Dalessio

B. Accepting Resolution MDC-37: Consider Final Disposition of Single Family Homes

The Board of Directors passed the Resolution MDC-37: Consider Final Disposition of Single Family Homes with recommended amended changes which include the following; the original clients that participated in the lottery should be allowed the opportunity to go first; secondly, it should go through the FSS Program; and third, we need to resemble the greatest extent possible to the homeownership plan so all components are stated in the plan.

Upon motion by Director Stewart, seconded by Director Bilek, the Board adopted Resolution MDC-37, with the recommended amended changes authorizing to lease the Single Family Homes. Motion carried with the following vote:

AYES: Styles, Williams, Stewart, Bilek
NOES: None
ABSENT: Gin, Dalessio

C. Accepting Resolution MDC-38: Adopting Protest Policy

Upon motion by Director Stewart, seconded by Director Bilek, the Board adopted Resolution MDC-38, accepting the Protest Policy which outlines how protest and disputes by contract/bidders shall be handled. Motion carried with the following vote:

AYES: Styles, Williams, Stewart, Bilek
NOES: None
ABSENT: Gin, Dalessio

D. Accepting Resolution MDC-39: Approve Bridge for Tynan Affordable Housing Limited Partnership

Upon motion by Director Williams, seconded by Director Stewart, the Board adopted Resolution MDC-39, accepting authorization to execute a promissory note for a short-term bridge gap financing loan from the Monterey County Housing Development Corporation to the Tynan Affordable Housing Limited Partnership. Motion carried with the following vote:

April 30, 2009

AYES: Styles, Williams, Stewart, Bilek
NOES: None
ABSENT: Gin

INFORMATION

A. Review Development Corporation Financials: 2006 - 2009 Financial Statements

Ms. Warren discussed and provided information on the financial statements by projects/year; no action required.

DIRECTORS COMMENTS:

Ms. Warren announced that the State of California put a hold on funding and there were a lot of concerns that projects were not going to get funded on time. Every project that was awarded; Joe Serna, MHP, Supportive Services has been put on hold in terms of funding. Ms. Warren is happy to report that as a result of the new bond sale, Benito Street Affordable for Joe Serna, Benito Street Affordable for MHP and Tynan Village for MHP are all on the funding list and will be funded.

Director Williams commented good job to everyone.

Director Bilek commented that she is excited about getting her service dog and we should see him at the next meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:40 p.m.

Chairman

ATTEST:

Secretary

Date